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TOWN OF NORTH READING
Massachusetts

Community Planning

**TOWN OF NORTH READING, COMMUNITY PLANNING COMMISSION
PUBLIC HEARING NOTICE**

Notice is hereby given that the North Reading Community Planning Commission will hold a Public Hearing on Tuesday, February 19, 2019 in room 14 of the North Reading Town Hall at 8:00PM on the application of 77 Elm Street LLC for a Definitive Subdivision plan entitled "Road A, North Reading, MA"; dated January 17, 2019, for the property located at 77 Elm Street & 9 Fairview Street. (Map 78, Parcels 79 & 89)

A COPY OF THIS PLAN IS ON FILE IN THE COMMUNITY PLANNING COMMISSION OFFICE MONDAY THROUGH THURSDAY 8:00 A.M. TO 4:00 P.M. AND FRIDAY 8:00 A.M. TO 1:00 P.M.

Advertised January 31, 2019
 February 7, 2019

cc: Abutters
 Town Clerk

DEFINITIVE PLAN PROPOSAL NARRATIVE

To:	Community Planning Commission	<u>"CPC"</u>
From:	Jill Elmstrom Mann	
Petitioner/Owner:	77 Elm Street LLC	<u>"Petitioner"</u>
Regarding:	Application for Definitive Plan Approval	<u>"Request"</u>
Property:	77 Elm Street	
	Assessor's Map 78, Parcels 79 and 89	<u>"Property"</u>

Petitioner is applying to the CPC for approval of a Definitive Plan, copies of which have been submitted herewith (the "Plans"). The proposal involves subdividing a 7.8 acre parcel of land into a 50' right of way (the "ROW") and seven (7) residential lots (the "Lots"). The ROW will be 538.90 linear feet long with a twenty-eight (28) foot paved width that will end in a cul-de-sac with a landscaped center island. Each of the Lots will be serviced by an independent septic system that is approved by the Board of Health. Copies of the Plans have been submitted to the Board of Health in accordance with §350-13.C of the Regulations for the Subdivision of Land (the "Regulations"). Each Lot is also being designed with an infiltration system for roof runoff.

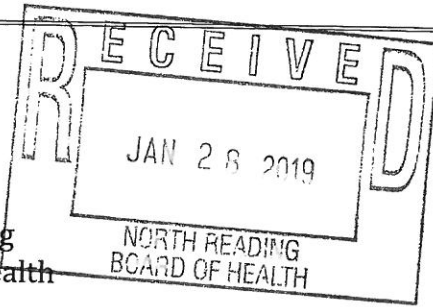
With the exception of the 4 Regulations identified in the attached "List of Waivers" the Plans have been designed to comply with all of the applicable Regulations.

Petitioner anticipates that it will take approximately four (4) months to complete the grading of the ROW and the installation of the infrastructure for the utilities and storm water management system as well as the installation of the base binder coat. Thereafter, Petitioner estimates that it will take eighteen to twenty-four (18-24) months to construct the homes and to install the top coat and complete all infrastructure improvements as shown on the Plans.

Petitioner acknowledges that any approval of the Plans by the CPC will be subject to a covenant and intends to return to the CPC, once the base coat has been applied, for the purpose of securing the CPC's approval of a satisfactory form of security for completion of all improvements in accordance with the approved Plans. At the present time, the Petitioner anticipates the final form of security will be a tripartite agreement.

MANN & MANN, P.C.
COUNSELLORS AT LAW

JILL ELMSTROM MANN†*
KURT P. MANN†*
MELISSA GNOZA OGDEN†
†Admitted to practice in Massachusetts
*Admitted to practice in New York



January 28, 2019

Town of North Reading
Attention: Board of Health
235 North Street
North Reading, MA 01864

RE: 7-Lot Residential Subdivision - Application for Approval of a Definitive Plan
"Roadway A"
77 Elm Street - Assessor's Map 78, Parcels 79 and 89
Petitioner/Owner - 77 Elm Street LLC

To Whom It May Concern:

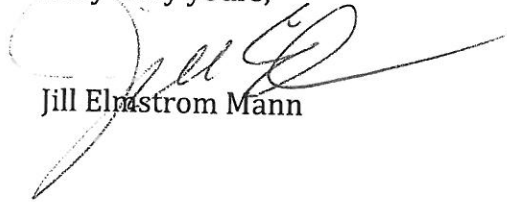
Pursuant to §350-13.C. of the Regulations for the Subdivision of Land, adopted on March 20, 1973, as thereafter amended, enclosed herewith is a copy the Application for Approval of a Definitive Plan and a set of proposed definitive plans entitled "Definitive Subdivision Plan - Roadway A" that have been submitted for approval to the Community Planning Commission.

Other information relating to the percolation tests and deep hole tests are being submitted under separate cover by Williams & Sparages, LLC, the site design engineer for the project. If you have any questions or require additional information, please do not hesitate to contact me.

Please file stamp a copy of this letter to evidence your receipt of the enclosed.

Thank you for your kind consideration.

Very truly yours,


Jill Elmstrom Mann

cc: Community Planning Commission

S:\AG Construction (2018-62) 77 Elm, N Reading\Application - Zoning\Ltr to BOH.docx

191 South Main Street, Suite 104
Middleton, Massachusetts 01949
Telephone: 978-762-6238
Facsimile: 978-762-6434

Direct Email: jill@mannpc.com
kurt@mannpc.com
melissa@mannpc.com

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**TOWN OF NORTH READING, MASSACHUSETTS
COMMUNITY PLANNING COMMISSION
FORM C**

(This form to be accompanied by Forms D, and E. See Form T for Applicant Signature Information)

APPLICATION FOR APPROVAL OF A DEFINITIVE PLAN

File one completed Form with the Community Planning Commission together with two (2) originals and eight (8) copies of the plan in question; and file a copy of this application with the Town Clerk in accordance with Section III, C-1.


January 28, 2019

Date of Filing

Received By

Date

1. **Name of Applicant:** 77 Elm Street LLC
Address: P.O. Box 548, North Reading, MA
Signature of Applicant _____
2. **Name of Subdivision:** "Road A"
3. **Location and Description of Property [include Assessor's Map & Lot and Zoning District (s)]:-**

Address of Property Being Affected: 77 Elm Street
Zoning District: Residence A
Assessors: Map #: 78 **Lot #** 79 and 89
4. **Deed Reference: Book** 71352 **, Page** 399 **and/or**
Certificate of Title No. _____
5. **Name of Surveyor/Engineer:** Williams & Sparages
Address: 189 North Main Street, Middleton, MA 01949
Easements & Restrictions of Record (Describe & Include Deed References)
20' Wide Drainage Easement (Book 9497, end)
6. **Preliminary Plan Submitted?** _____ **; Plan approved?** _____ **; Plan Disapproved?** _____
Date: _____
Signature of Owner(s): 
Address: P.O. Box 548, North Reading, MA 01864
Signature of Applicant if NOT Owner same as above
Address _____

To the Community Planning Commission:


The undersigned, being an applicant under Chapter 41, 81-O, 81-T, 81-U, MGL, for approval of a proposed subdivision plan, hereby submits a Definitive Subdivision Plan in accordance with the Rules and Regulations of the North Reading Community Planning Commission and makes application for approval to the North Reading Community Planning Commission for approval of said plan.

The undersigned's title to said land is derived from Jenny Greenleaf, Trustee of The Robert E. Jensen
Revocable Declaration of Trust
by deed dated July 18, 2018 and recorded in the Middlesex County Registry of Deeds Book 71352, Page 399,
registered in the Middlesex County District Land Court, Certificate of Title No. _____ and shown on North
Reading Assessor's Map Number: 78 Parcels: 79 and 89 and said land is free of encumbrances except for
the following: _____

The undersigned hereby applies for the approval of said DEFINITIVE Plan by the Commission, and in furtherance thereof hereby agrees to abide by the Commission's Rules and Regulations. The undersigned hereby further covenants and agrees with the Town of North Reading, upon approval of said DEFINITIVE Plan by the Commission:

1. to install utilities in accordance with the Rules and Regulations of the Community Planning Commission, the Public Works Department, Fire Department and Police Department, and all general and well as Zoning By-Laws of said Town, as are applicable to the installation of utilities within the limits of ways and streets:
2. to complete and construct the street or ways shown thereon in accordance with Section V of the Rules and Regulations of the Community Planning Commission and the approved DEFINITIVE Plan, profiles and cross sections of the same. Said Plan, profiles, cross sections and construction specifications and specifically, by reference, incorporated herein and made a part of this application. This application and the covenants and agreements herein shall be binding upon all heirs, executors, administrators, successors, grantees of the whole or part of said land, and assigns of the undersigned; and
3. to complete the aforesaid installations and construction within two (2) years from the date of approval.

Print Name of Applicant: 77 Elm Street LLC

Signature of Applicant: 

Address: P.O. Box 548, North Reading, MA 01864

Print Name of Owner if other than Applicant: _____

Signature of Owner if not the Applicant: _____

Address: _____

TOWN OF NORTH READING, MASSACHUSETTS
COMMUNITY PLANNING COMMISSION

FORM D

DESIGNER'S CERTIFICATE

January 28, 2019

Date of Filing

To the Community Planning Commission: Williams & Sparages, LLC

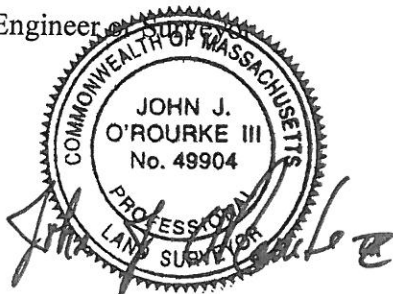
In preparing the plan entitled "Definitive Plan, Road A, North Reading, MA" (Sheets 1-8)

Dated January 17, 2019

Sections: _____ Sheets: _____ my source of
information about the location of boundaries shown on said Plan were one or more of the following:

1. Deed from Jenny Greenleaf, Trustee of to 77 Elm Street LLC date July 18, 2018 and
The Robert E Jensen Revocable Declaration of Trust
recorded in the Middlesex County Registry of Deeds Book 71352, Page 399.
2. North Reading Assessor's Map No. 78, Parcel 79 and 89.
3. Oral information furnished by _____
4. Actual measurement on the ground from a starting point established by _____
5. Other sources Recorded Plans and Deeds, FEMA Mapping, MassGIS information, and Town Records

Seal of Engineer or Surveyor



Signature: _____

John J. O'Rourke III

Number of Registered Professional Engineer or Registered
Land Surveyor: John J. O'Rourke (#49904)

Address: 189 North Main Street
Middleton, MA 01949